



# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

### Regular Session

Date: MARCH 11, 2013

### AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of December 10, 2012 and January 14, 2013 meetings as written.

#### PRELIMINARY MEETINGS:

1. **MICHAEL & ELAINE VENEZIALI (13-01)** – Proposed new rear deck 8 x 8 will exceed the maximum developmental coverage. The permitted developmental coverage is 2,500 sq ft, the proposed is 2,907 sq ft. A variance of 407 sq ft is required. The rear yard setback is 40'. They have 31', a variance of 9' is required for the rear yard. Located at 233 Wall Place in an R-4 Zone. **(24-1-13.1)**
2. **SARAH RAMOS ESQ. FOR STELLA VARGAS (13-03)** – The house is an existing single family dwelling. They are seeking a variance to convert to a two family dwelling which is not permitted in an R-4 Zone. Located at 328 Walnut Avenue. **(62-3-1)**

#### PUBLIC HEARINGS:

3. **DANIEL CLARINO FOR THOMAS MCDONALD (13-02)** – An interpretation is requested for an existing second kitchen. The second kitchen either creates a two family house or a single family house with two kitchens. Located at 3 Stonecrest Drive in an R-4 Zone. **(19-4-11)**

**(NEXT MEETING – MARCH 25, 2013)**